

WINDCREST FARMS 3

9300 & 9308 Old Bardstown Rd,
10311R & 10313 Thixton Ln.
#24-ZONE-0088

LD&T MEETING
DECEMBER 12, 2024



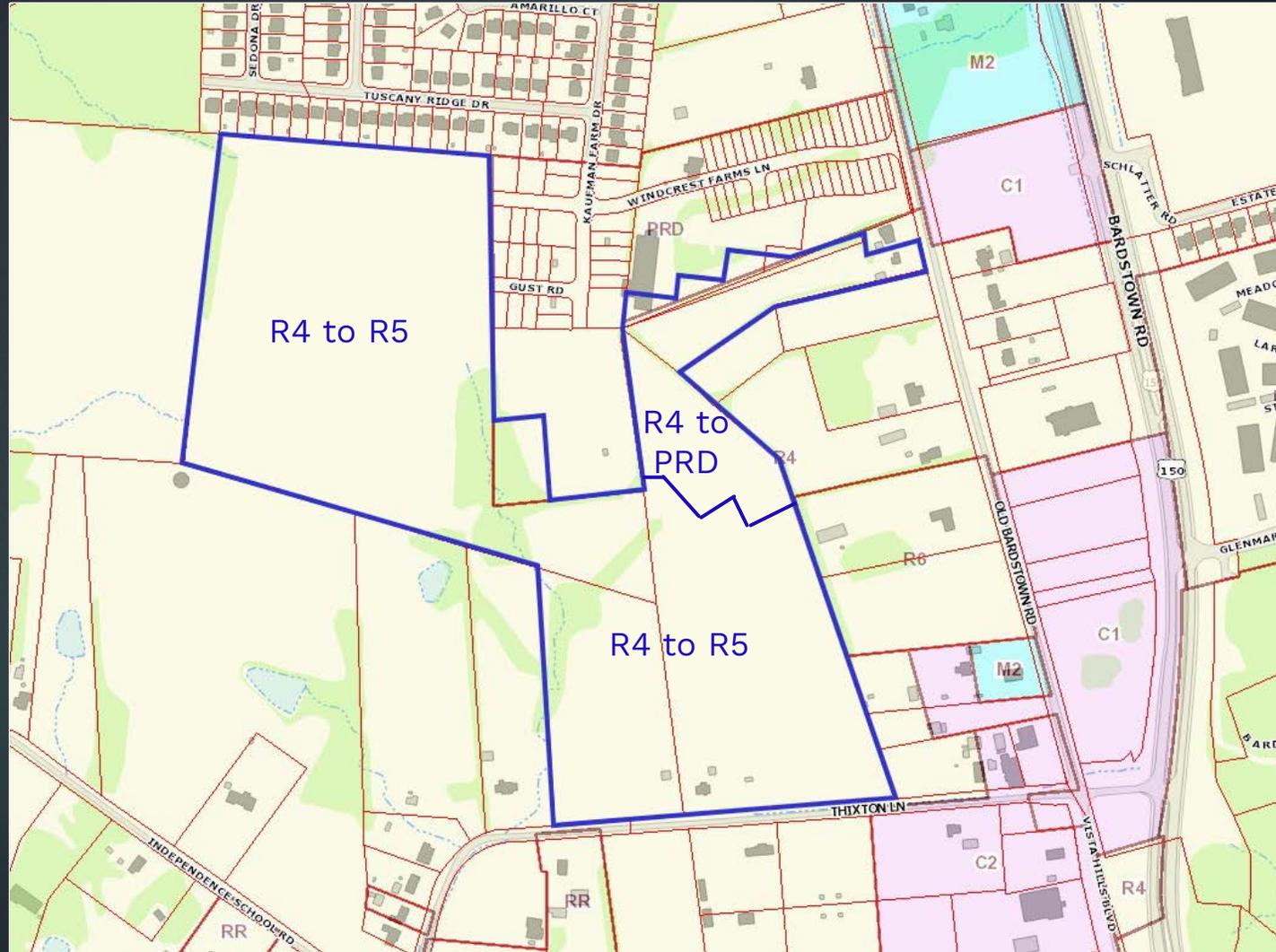
MINDEL SCOTT



ZONING MAP

Jefferson Zoning-General

-  Commercial/Industrial
-  Industrial Only
-  Business/Office
-  Residential
-  Special



VICINITY MAP

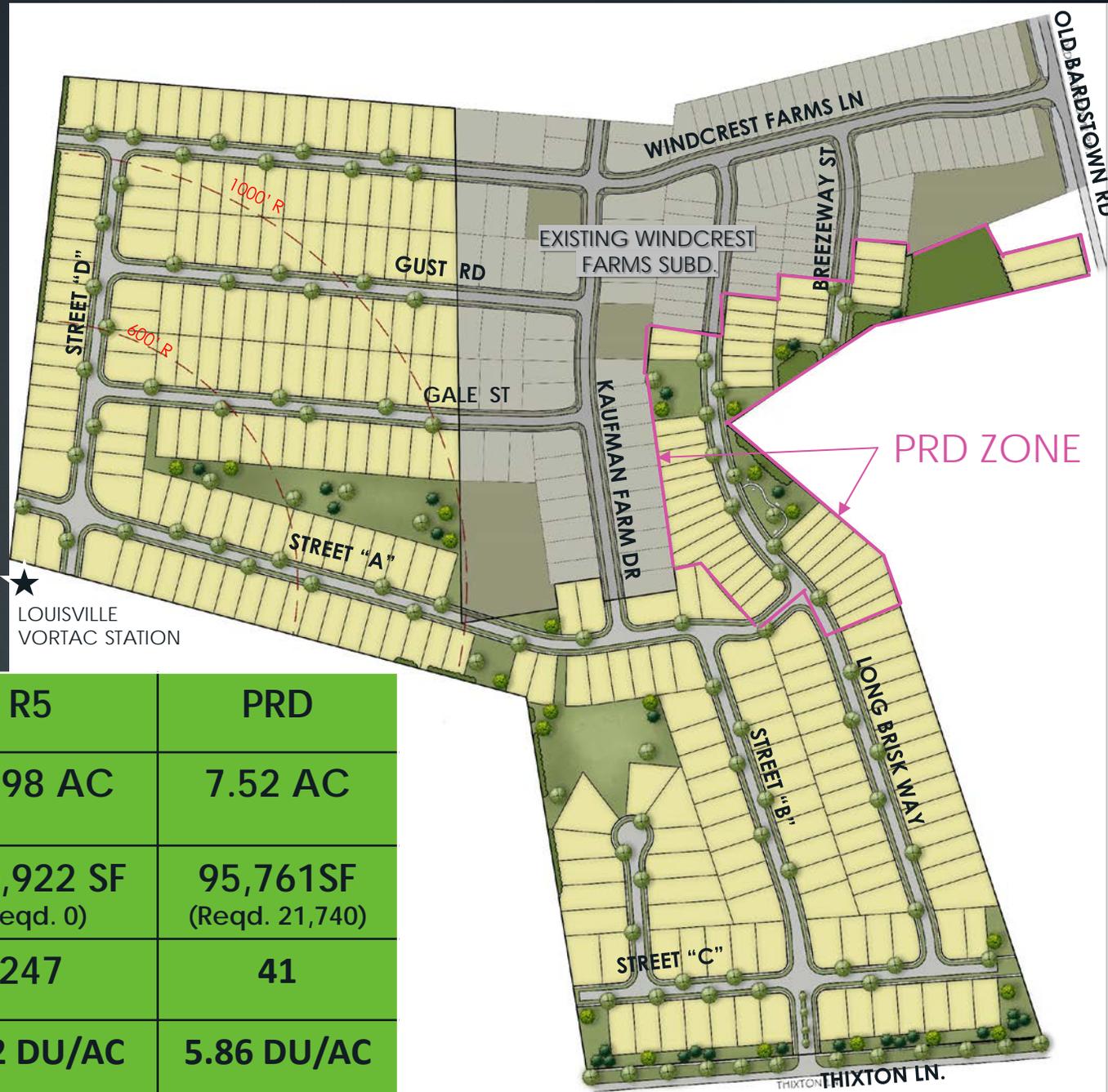


APPROVED AREA DEVELOPMENT



SITE PLAN: WINDCREST FARMS SECTION 3

(SUBDIVISION WITH NO
WAIVER OR VARIANCE
REQUESTS)



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LOUISVILLE
VORTAC STATION

| PROPOSED ZONING | R5 | PRD |
|--|-------------------------|----------------------------|
| SITE AREA (GROSS 64.11 AC NET 50.60 AC) | 43.98 AC | 7.52 AC |
| OPEN SPACE PROVIDED | 220,922 SF (Reqd. 0) | 95,761SF (Reqd. 21,740) |
| NUMBER OF LOTS (288 TOTAL) | 247 | 41 |
| NET DENSITY (MAX ALLOWED 7.26) | 5.62 DU/AC | 5.86 DU/AC |

Neighborhood Form District

"Predominantly residential uses that vary from lot to high density" - Medium Density Residential = 5-12 DU/AC

- Proposed 5.62-5.86 DU/AC

Diverse housing types

- Mix of detached and semi-attached single-family homes

Connectivity and accessibility

- Extends 6 existing roads
- Creates 5 connections

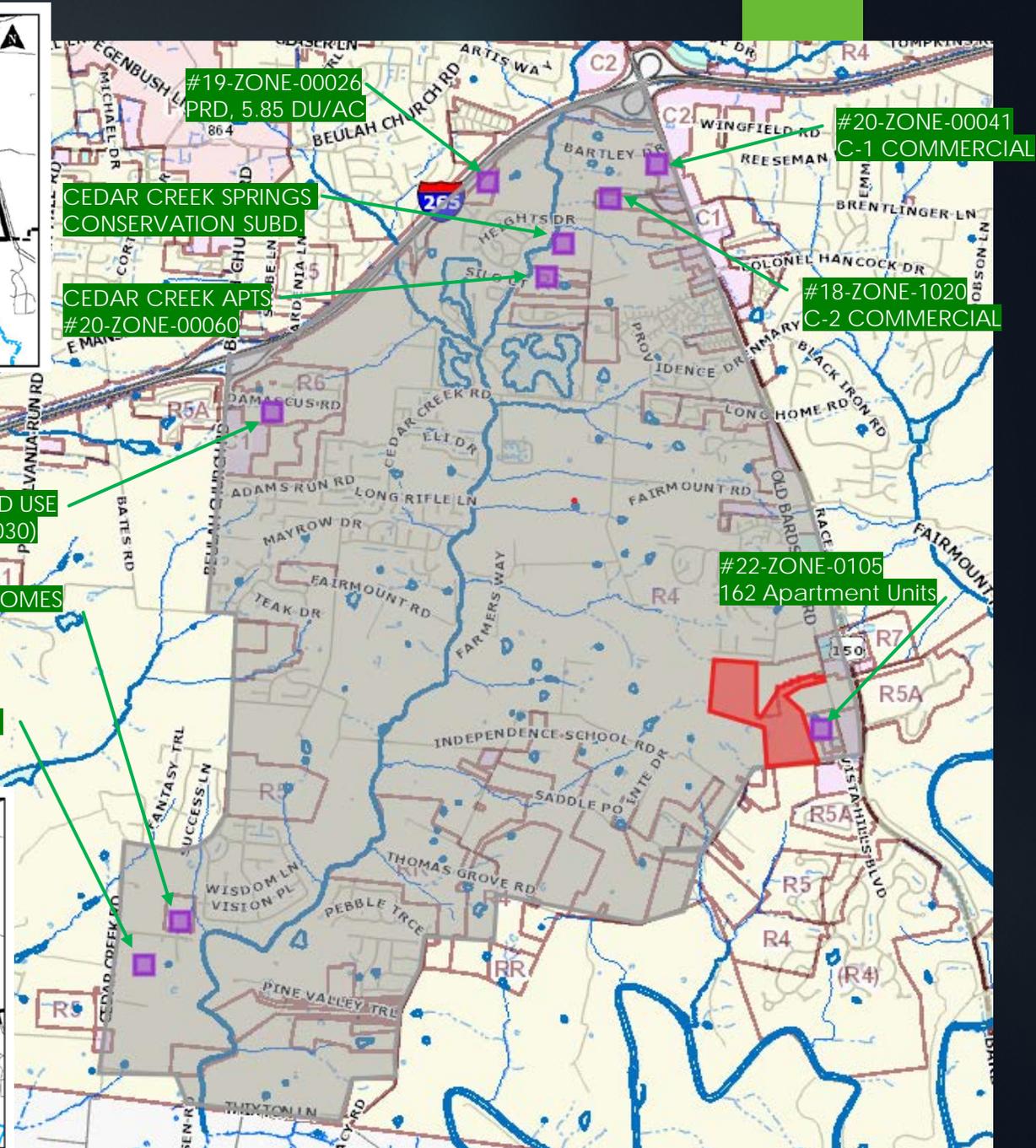
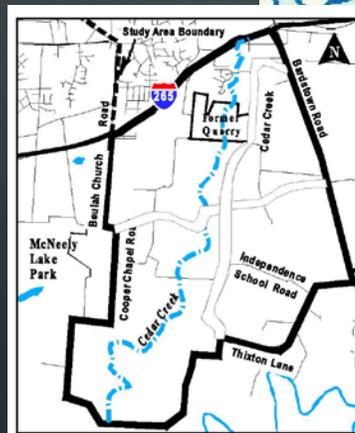
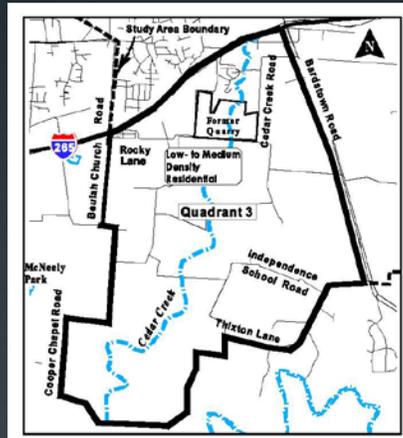
Fern Creek Small Area Study

- East-West Corridor: 2028 estimated construction of Cooper Chapel Rd
- Quadrant III – low to medium residential
- Preserve Rural -2nd study recommended to address issues



FERN CREEK SMALL AREA STUDY - QUADRANT III

- Land use Recommendation – low to medium residential
- Preserve the Rural landscape - 2nd study recommended to address variables and issues (none found)
- East-West Corridor: 2028 estimated construction of Cooper Chapel Rd



SIMILAR: 2-UNIT ATTACHED BUILDING



SAMPLE HOMES FOR 50' & 60' WIDE LOTS:

MAPLE STREET COLLECTION



MODERN FARMHOUSE



*MODERN FARMHOUSE
w/ BRICK*



*MODERN FARMHOUSE
w/ PORCH*



*MODERN FARMHOUSE
w/ PORCH w/ BRICK*



URBAN MODERN



URBAN MODERN w/ BRICK

SAMPLE HOMES FOR 50' & 60' WIDE LOTS:

MAPLE STREET COLLECTION



WESTERN CRAFTSMAN



WESTERN CRAFTSMAN w/ BRICK



WESTERN CRAFTSMAN w/ PORCH



*WESTERN CRAFTSMAN
w/ PORCH w/ BRICK*



MODERN FARMHOUSE



MODERN FARMHOUSE w/ BRICK

QUESTIONS?



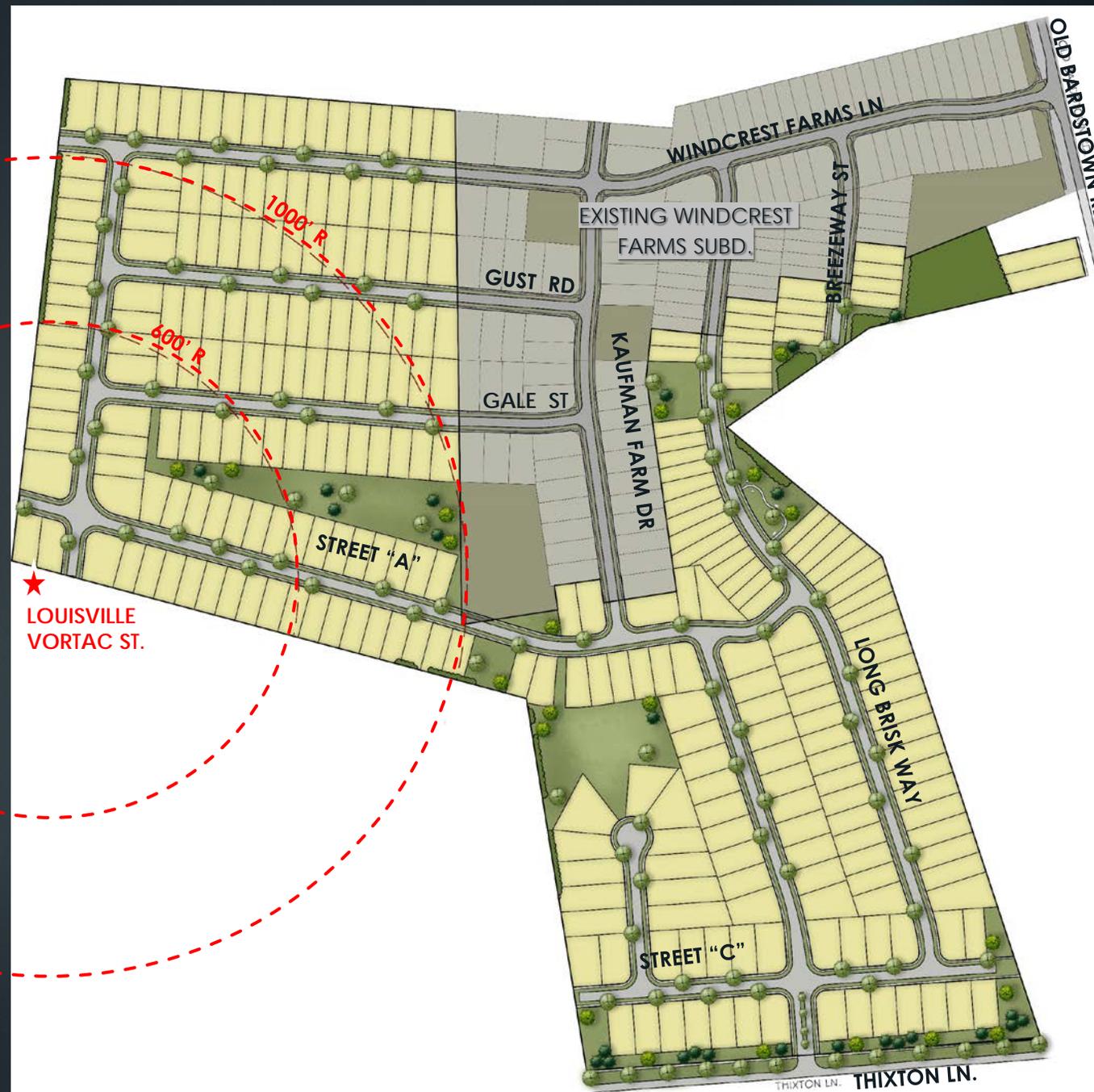
THANK YOU!



MINDEL SCOTT



SITE PLAN: WINDCREST FARMS 3



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LOUISVILLE
VORTAC ST.

